

MINUTES  
BOARD OF SUPERVISORS  
COUNTY OF YORK

Adjourned Meeting  
September 24, 2002

6:00 p.m.

Meeting Convened. An Adjourned Meeting of the York County Board of Supervisors was called to order at 6:04 p.m., Tuesday, September 24, 2002, in the Board Room, York Hall, by Chairman Donald E. Wiggins.

Attendance. The following members of the Board of Supervisors were present: Walter C. Zarembo, Sheila S. Noll, Donald E. Wiggins, James S. Burgett, and Thomas G. Shepperd.

Also in attendance were James O. McReynolds, County Administrator; and James E. Barnett, County Attorney.

**WORK SESSION**

YORKTOWN DESIGN

Mr. McReynolds made a presentation providing the Board members with information on the condition of the current Nick's Seafood Pavilion building, the estimated cost of renovations, the site plan and design for commercial structures on the waterfront site, and parking options.

He then recognized the members of the Design Review Committee who provided input on the project designed by Carlton Abbott Architect and Partners, with consulting work provided by VHB. Mr. McReynolds indicated there would be three citizen input opportunities on the project: a public forum is scheduled for Wednesday, October 2, from 4:00 to 7:00 p.m. in the Grafton High School Atrium; informational meetings are scheduled on September 26 and October 3 from 4:00 to 7:00 p.m. in the County Administration Conference Room in the Administration Center on Ballard Street in Yorktown. He noted that at the Board's work session scheduled for October 8, the staff hopes the Board will reach a consensus on direction to give in order to move forward on the design and construction phases of the Yorktown Revitalization effort.

Mr. James W. Noel, Jr., Director of Economic Development, discussed the existing Nick's Seafood Pavilion restaurant and its current condition. He stated that in looking at possible renovation, the objective was to determine the complete costs to renovate for a building that would last 20-plus years, make optimum use out of the existing space, and bring the building up to current code standards. Mr. Noel indicated a construction company was selected to estimate the renovation costs, and an equipment and furnishings company was asked to give an estimate on the needed equipment for the restaurant. The current restaurant seats 450 in a 9,700 square foot space. Total renovation cost would be approximately \$1,793,630. All major systems have to be completely redone or replaced, and there are some environmental issues that must be addressed. Mr. Noel stated the estimate was very conservative. He then noted that this renovation cost equaled to \$134.91 per square foot while it would cost approximately \$100 per square foot for new building of a comparable size. Mr. Noel then apprised the Board of some late information received concerning the floor elevation of the building. He noted the existing building's floor elevation is 7.05 feet, yet the 100-year flood plain is between 8 and 9 feet. Because the cost of renovating the building would exceed 50 percent of the assessed value, the floor elevation will have to be raised to meet the current code, and this will be a very expensive endeavor.

Discussion followed concerning the condition of the existing restaurant building and the need to comply with the flood plain requirement. Also, discussion ensued regarding financial arrangements for the construction or renovation of the restaurant facility and the factors considered by the estimators in determining the extent of the needed renovations.

Chairman Wiggins asked about the possibility of finding somebody to buy the building, do all the necessary renovations, and run the restaurant.

Mr. Noel indicated that anything was possible. He stated the staff's perspective and objective was to look at the needs in order to bring the building up to today's standards for the long haul if the IDA continues to lease the facility out. The short experience the IDA has had with the facility has been a very expensive one so far because of the cost of constant repairs.

Mrs. Noll asked how the restaurant was doing financially.

Mr. Noel explained that in the few months the IDA has been leasing the building it has been a break-even proposition. When it was turned over from the Jamestown-Yorktown Foundation, the business was struggling.

Discussion followed on the current lease agreement the IDA has for the restaurant facility.

Mr. Zaremba reminded the Board members that the IDA has been at the reins of Nick's during the entire peak tourist season, and it is only breaking even. He stated he feels the County has seen the best-case scenario.

Mr. Burgett asked if there was any historical significance to the building.

Mr. Noel stated that, to the best of his knowledge, it does not meet the requirements of an official historical designation in any way.

Mr. Shepperd asked if the present Nick's stays open, is there a requirement that the building be renovated to meet code.

Mrs. Marianne Harris, York County Building Official, stated the current Certificate of Occupancy stays in force unless the building changes to house a different use. She stated structural code violations or a fire would have to take place in order for her personnel to go in and require and further compliance.

Discussion ensued concerning routine inspections of the restaurant by the insurance carriers, Fire Department, and the Health Department.

Mr. Carlton Abbott, architect for the Yorktown Revitalization Project, made a presentation on the project displaying the design concept plans. He discussed the two Focus on Yorktown sessions held which were a series of citizen workshops where the ideas for the revitalization project were formed. These sessions focused on the need for greater pedestrian movement through the waterfront area, having the wharf as a focal point, establishment of commercial development on Water Street, a desired cultural area, and expansion of the Watermen's Museum. It was during the second Focus on Yorktown that the decision was made to preserve the 1934 freight shed building which then housed the old post office. Mr. Abbott noted that Phase I of the project has been completed, and he spoke of site constraints for the remainder of the project. He then reviewed the four concept site plans (options).

August 14, 2001

Discussion followed on the options, the elevation of the bluff property, and the proposed parking areas.

Mr. J. Mark Carter, Planning and Zoning Manager, made a presentation concerning the parking study done for the waterfront area. He spoke of the factors addressed in meeting the study purpose, and he reviewed the options presented in the study.

Discussion followed on the parking alternatives and cost estimates for the total revitalization project.

Meeting Adjourned. At 8:03 p.m. Chairman Wiggins declared the meeting adjourned sine die.

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James O. McReynolds, Clerk  
York County Board of Supervisors

Donald E. Wiggins, Chairman  
York County Board of Supervisors